



**LANDLORD FURNITURE CO**

# ABOUT US

Dale served in the Parachute Regiment for 9 years and after being sent to the world's hotspots including Iraq and Afghanistan, he left in 2007. He is now a professional full-time landlord and entrepreneur based in Oldham.

***The company was formed when Dale had finally had enough of wasting time and money on poor quality flat pack furniture for his own HMOs.***

Dale decided to use his knowledge of the furniture industry and contacts from his already established sofa manufacturing business to source quality products direct from the manufacturers, he left the design ideas to his wife Lisa.

Landlord Furniture Co is now run by Dale and Lisa along with a fantastic Delivery and Sales team.

Book an appointment at our Oldham showroom to see all our latest products and a member of our team will guide you through the ordering process.

**DALE & LISA**  
Owner and  
Company Director



# WHY CHOOSE US?



## 01

**All our bedroom products are made right here in the UK and come with a 3-year warranty.**

We use 18mm thick board and solid backs. Soft close hinges and reinforced metal drawer runners ensure your furniture will last for years to come.

## 02

**Our wardrobes and chest of drawers come on casters for simple manoeuvrability** if you wish to restyle the room.

## 03

**Our sofas are made in house,** we make standard sizes as well as bespoke models.



## 04

**Bespoke sizes available.** if you have a room with alcoves or space issues we can help, simply provide us with the measurements and we can make the furniture to fit your room.

## 05

**Want something higher end?** We pride ourselves on being able to bring Landlords Ideas to reality. With over 30 board combinations to choose from we can create a look which is totally unique to your property.

## 06

**Stuck for ideas?** Send us over your floor plans and any colour palettes and our team will offer you some inspiration and colour options.

# BESPOKE SERVICE

*We understand in some cases standard sizes won't work and we pride ourselves on making to bespoke dimensions.*

All of our sofas are made in house, so if a standard model won't fit, we can make it to your exact measurements. Are you struggling to find a solution to fit in an attic room or basement? We can make sofas into small, modular sections so they'll fit down narrow stairs or hallways.

Struggling with bedroom furniture? Why not build a chest of drawers into the wardrobe in smaller rooms, or make wardrobes taller to complement high ceilings? Send us your floor plans and a member of our team will advise you on the best solution and size options.



All bespoke items are charged at an additional 20% of the individual items cost. All bespoke items are non-refundable. The client is solely responsible for taking the correct measurements, if the measurements are wrong and the product needs to be remade the client may be liable for the cost of the new product and redelivery.



**SOFAS  
MADE TO  
MEASURE**

# PROFESSIONAL RANGE

**4 BED HMO PACKAGE £3050 INC. VAT**



# MATTE WHITE

## PACKAGE INCLUDES



**Cut out open storage base, matching headboard and ortho mattress**



**Double wardrobe**



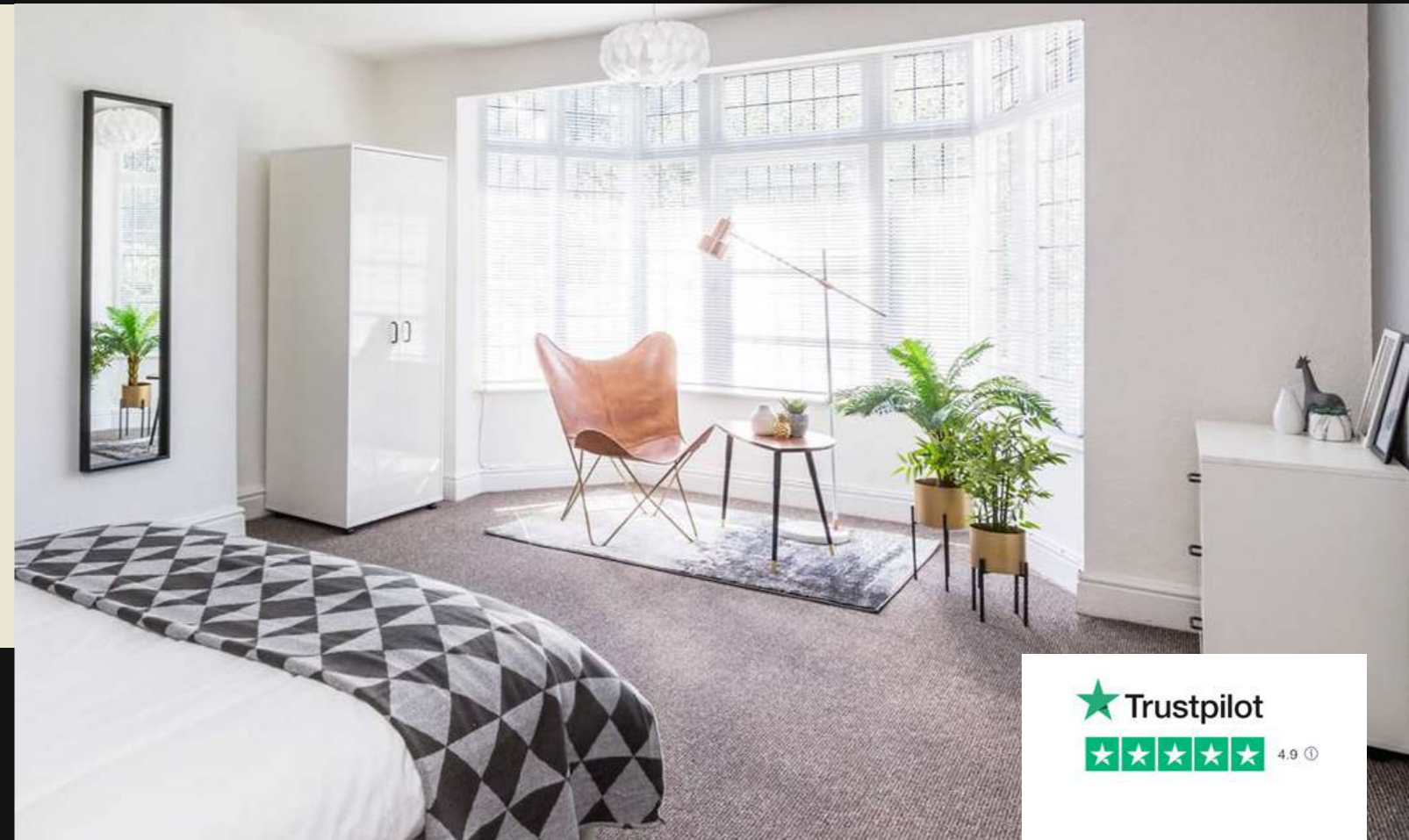
**Bedside table**



**Chest of drawers**

**£593 per additional bedroom Inc. VAT | Prices include installation and delivery  
Individual bedroom package price £806 Inc. VAT. Single packs may be subject to a delivery charge.  
Package price based on all bedroom sets being from the same colour range.**

**We have dozens of colour combinations available. If you would like to create your own colour range, please contact the office on [info@landlordfurnitureco.co.uk](mailto:info@landlordfurnitureco.co.uk) or 0161 633 2651**



# MATTE BLACK



# GREY SONOMA OAK



# INDIGO RANGE





# OAK & MATTE WHITE



# OAK EFFECT



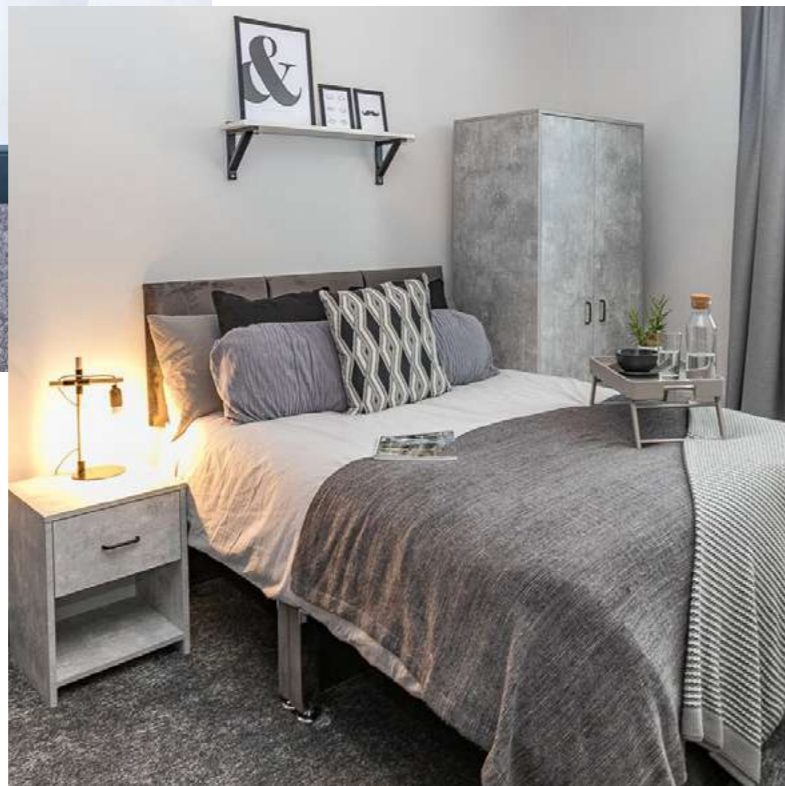
# CONCRETE & MATTE BLACK



# DARK CONCRETE



# CONCRETE EFFECT



# LIGHT ARTWOOD



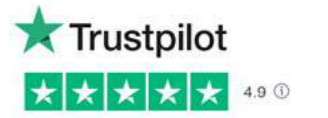
# DARK ARTWOOD



# GOLD CRAFT OAK WITH BLACK EDGING



# CONCRETE & IRON FLOW



# BLACK & CLAY



# WHITE CRAFT OAK



# PLATINUM GRANGE OAK

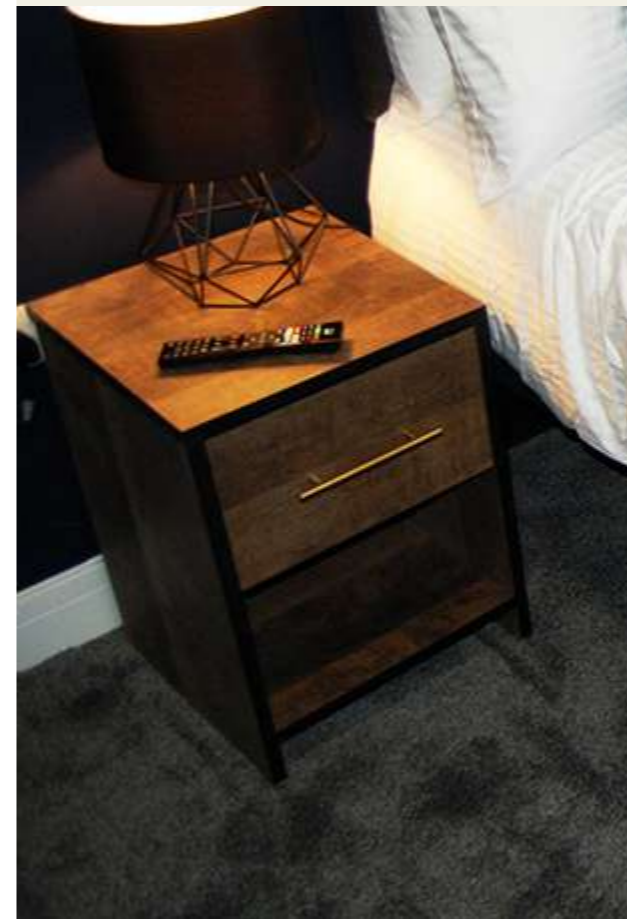


# LIGHT GREY





# COLONIAL GRANGE OAK



# STUDENT RANGE

**4 BED PACKAGES £3424 INC. VAT**



## PACKAGE INCLUDES



**4ft or double cut out base with Ruby headboard and Orthopaedic mattress**



**Double wardrobe**



**Chest of 3 drawers**

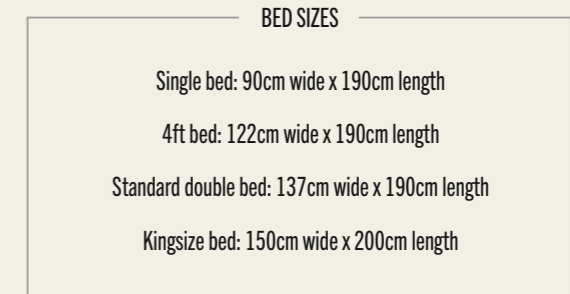
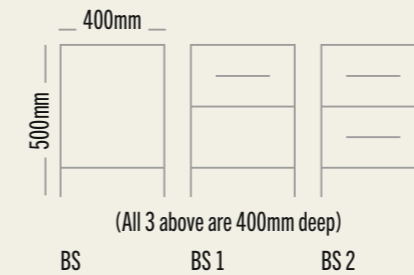
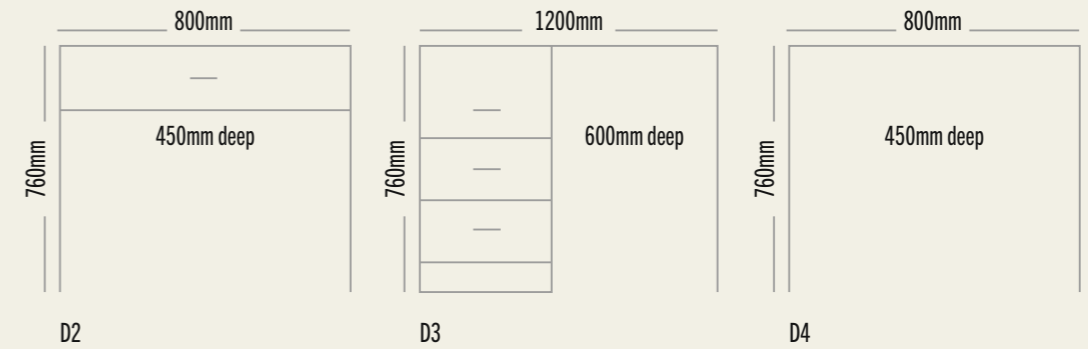
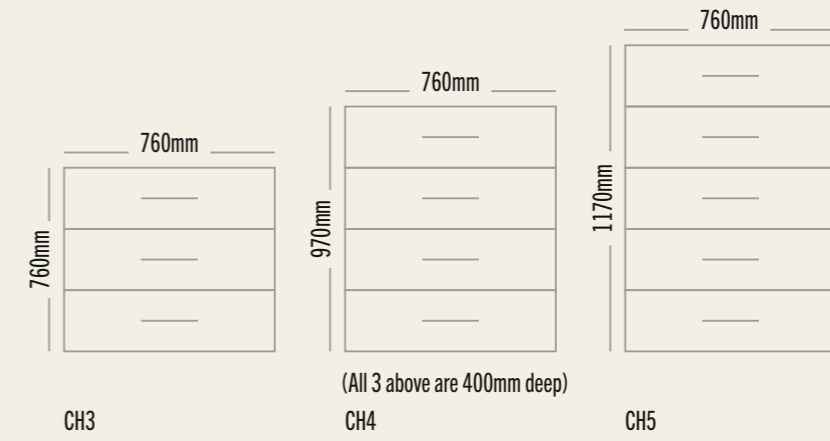
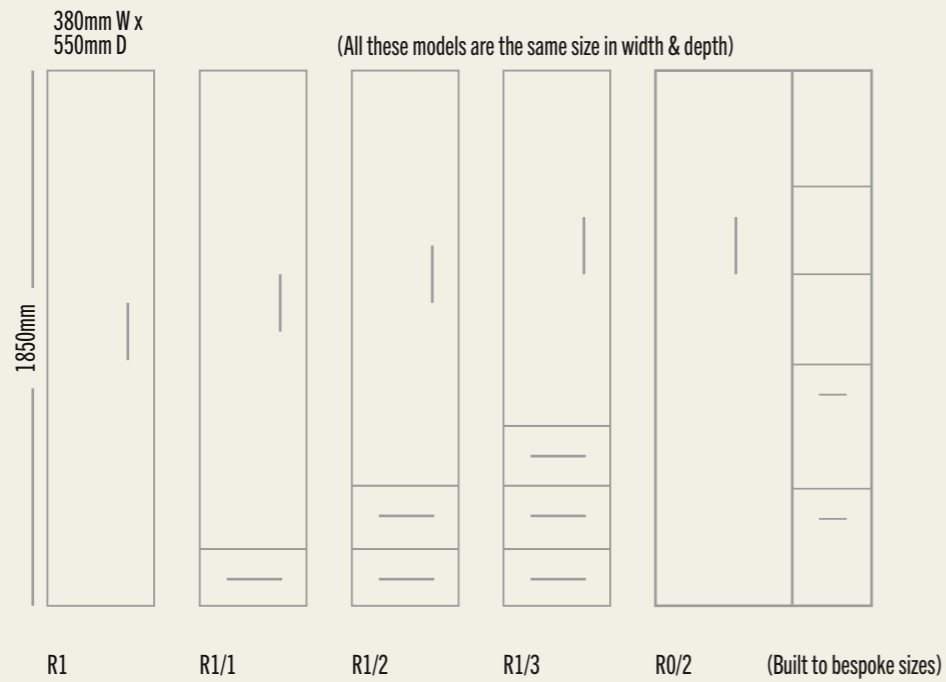
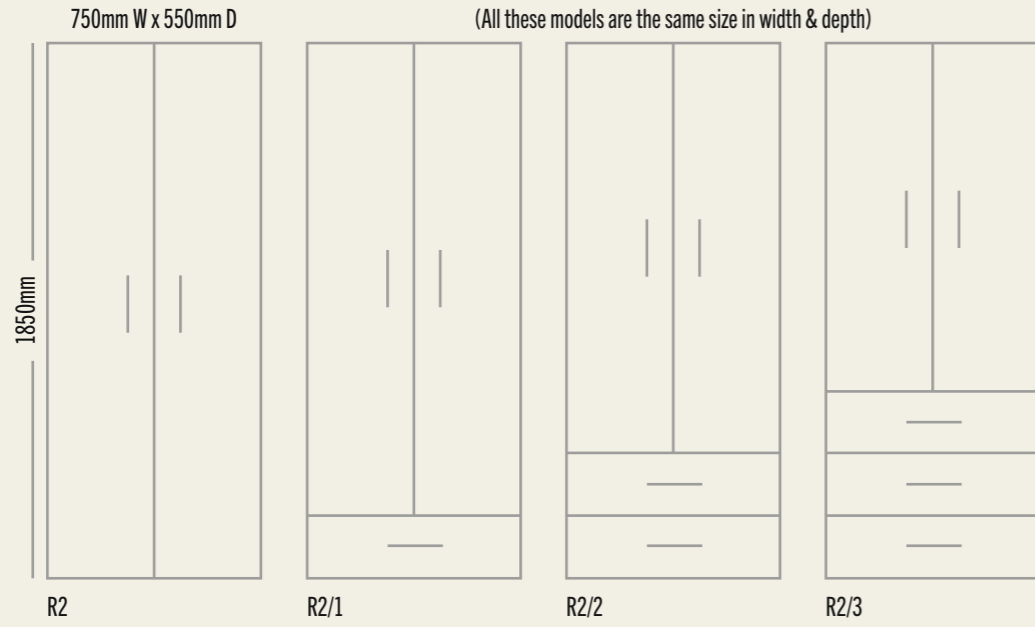


**Single drawer desk and louvre chair**

**£650 per additional bedroom Inc. VAT | Prices include installation and delivery  
Individual bedroom package price £896 Inc. VAT. Single packs may be subject to a delivery charge.  
Package price based on all bedroom sets being from the same colour range.**

**Available in all professional colour ranges**





# BEDS



**CUT OUT DIVAN SET**



**SOLID BASE DIVAN**



**SOLID BASE DIVAN**



**ZIP AND LINK SET**



**CUT OUT DIVAN SET**



**CUT OUT DIVAN SET**



- ✓ We supply a full range of Single, 4 foot, Double and King-size Beds.
- ✓ All bedroom packages come with a reinforced open storage base, mattress and headboard as standard. Our mattress is a 12.5g orthopaedic spring unit, medium to firm feel with a dual stretch knit fabric with a Lurex top to help regulate temperature.
- ✓ For Serviced Apartments we supply solid base divans and 6 foot or 5 foot Zip and Link sets.
- ✓ We have a vast range of colours and fabrics to choose from.

# HEADBOARD OPTIONS

MIAMI £36 INC. VAT EXTRA



CUBE £36 INC. VAT EXTRA



RUBY INCLUDED IN PRICE



FLORENCE £36 INC. VAT EXTRA



Please check access to upstairs and attic rooms as the headboards are provided in one solid piece

# WINGED BACK HEADBOARD

CONISTON CHARCOAL



CONISTON ALMOND



CHARCOAL LINOSSO



BEIGE MATIZ



CHARCOAL LINOSSO



All our headboards can be made into taller, floor standing versions, offering more stability and a luxurious finish for an additional £72 Inc. VAT

Please check access to upstairs and attic rooms as the headboards are provided in one solid piece

# NARROWARM SOFAS

- 3 seater Narrowarm sofa 183cm x 88cm £503 Inc. VAT
- 2 Seater Narrowarm 159cm x 88cm £458 Inc. VAT
- Narrowarm chair 99cm x 88cm £310 Inc. VAT
- 3-year warranty

MONACO GREY



PUMPKIN AND EMERALD



EMERALD VELVET



TAN ARIZONA



MONACO HEATHER



MONACO GOLD VELVET



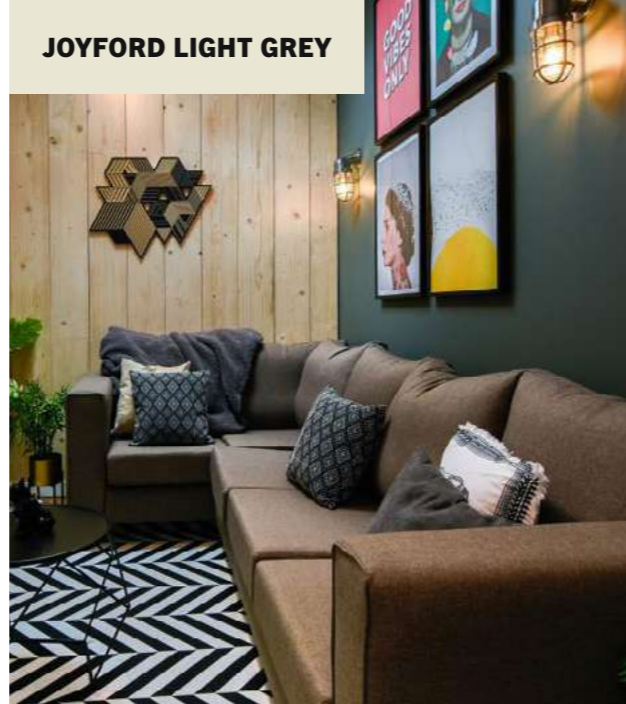
# CORNER SOFAS

- 8 foot x 8 foot corner £894 Inc. VAT
- 8 foot x 6 foot corner £838 Inc. VAT
- Bespoke sizes available on request
  - 3- year warranty

**PUMPKIN VELVET**



**JOYFORD LIGHT GREY**



**CHARCOAL LIOSSO**



**PACIFIC BOUTIQUE**



**JEFFERSON MERCURY**



**CHOCOLATE NEVADA**





# DINING SET



# BUDGET SOFA

- 3 Seater Baltimore sofa 183cm x 84cm £385 Inc. VAT
- 2 Seater Baltimore sofa 146cm x 84cm £324 Inc. VAT
  - Baltimore chair 90cm x 84cm £262 Inc. VAT
  - 1-year Warranty



## CHARCOAL GREY



# COFFEE TABLES

• Prices on request

**BARBICAN**



**JAVA**



**MIRELLE**



**BARBICAN**



**RETRO HAIRPIN**



**MIRELLE NEST**



**CHEVRON**



**STATEN**



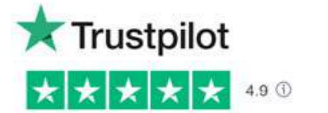
**TRIBECA**



# DESKS

- Our desks are available to match all our furniture ranges

**BESPOKE SIZES ALSO AVAILABLE**



**LARGE STUDENT DESK**



**D4 SIMPLE DESK**



**D3 DESK**



**D2 SINGLE DRAWER DESK**



**D2 SINGLE DRAWER DESK**

# ACCENT CHAIRS

GREY VELVET OSLO



BLUE OSLO



BELLA MIDNIGHT BLUE



VIOLA PUMPKIN



BASIL ACCENT



VIOLA GREY



# ADDITIONAL EXTRAS

- ✓ **KITCHEN PACK**
  - 6-person kitchen package
  - Includes kettle, toaster, microwave, iron and Henry Hoover
- ✓ **TOWEL BUNDLES**
  - Available in white or grey
  - Face cloth
  - Hand towel
  - Bath towel
  - Bath sheet
- ✓ **BEDDING PACKS**
  - Waterproof mattress protector
  - Fitted sheet
  - 10.5 tog duvet
  - 600 gsm pillow
  - 100% cotton satin stripe duvet cover and pillow cases
- ✓ **WARDROBE MIRROR OPTION**



# HANDLE OPTIONS

**Bespoke sizes available.**

We have a wide a range of handles to fit our furniture.

**BRASS**



**COPPER**



**BLACK MATT**



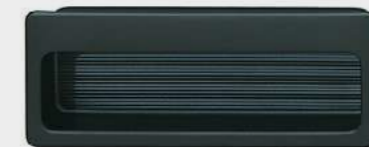
**BRUSHED CHROME**



**CHROME INSET**



**BLACK INSET**



# FAQs



## Why choose us?

We take the hassle out of furnishing properties. Delivery and installation is built into the price and everything comes pre-assembled. Our teams will place your furniture in the desired locations and dispose of any rubbish.

## What makes Landlord Furniture Co different to other suppliers?

Our bedroom furniture is made exclusively for us, all the furniture is 18mm thick with soft close hinges, reinforced metal box drawers and absolutely no cardboard. All our furniture comes with a 3-year warranty.

## Are the packages set in stone?

No, all packages can be customised, they are purely there to offer guidance.

## I have a property with very awkward proportions, can you help?

Yes, we have a very close working relationship with our supplier so items can be made to bespoke dimensions.

We also make 99% of our sofas in house so bespoke measurements are no problem.

## How do I order?

Give us a call or drop us an email, our website is not e-commerce because we offer such a bespoke service. Our team will be able to assist with any questions you may have as well as offering you advice on our product ranges.

## Now I have ordered how can I pay?

We accept payment via Bacs and we accept all major credit cards including Amex. We also accept Finance; during the order process our team will give you the contact details for the lenders we use. All invoices must be paid prior to delivery or the delivery will be rearranged.

## My property is not quite ready, what do I do?

If a refurb is delayed please let us know as soon as possible so we can reschedule, if our teams get to site and cannot install the furniture you may have to pay a redelivery charge.

If your property is almost complete we can deliver as long as the paint on the walls is dry and the carpets are installed.

## The property is not ready but I have still taken delivery, what happens next?

If you are happy to take delivery of the items when the property is not ready the furniture will remain wrapped and packaged to prevent from any damage whilst work is taking place. It is then the client's responsibility to make sure the furniture is installed. Our delivery team will present the contact on site with a Waiver highlighting how to protect the items and install them yourself when the property is ready.

## Access

If you cannot get to site on the day of delivery clients can leave a key in a lock box and inform the office of the code, they team will lock up and put the key back when leaving.



LANDLORD FURNITURE CO

# PRICE LIST

Item code	Description	Price	Item code	Description	Price
bs1	<b>1 Drawer bedside table</b>	<b>£121.20</b>	r2/3	<b>Double wardrobe</b>	<b>£201.60</b>
bs2	<b>2 Drawer bedside table</b>	<b>£160.80</b>	r2/1	<b>Double wardrobe with 1 drawer</b>	<b>£243.60</b>
ch3	<b>Chest of 3 drawers</b>	<b>£182.40</b>	r2/2	<b>Double wardrobe with 2 drawers</b>	<b>£283.20</b>
ch4	<b>Chest of 4 drawers</b>	<b>£222.00</b>	r2/3	<b>Double wardrobe with 3 drawers</b>	<b>£322.80</b>
ch5	<b>Chest of 5 drawers</b>	<b>£267.60</b>	TV CAB	<b>TV cabinet</b>	<b>£198.00</b>
d2	<b>Single drawer desk</b>	<b>£211.20</b>		<b>3ft full bed set</b>	<b>£261.60</b>
d3	<b>Large 3 drawer desk</b>	<b>£280.80</b>		<b>3ft Orthopedic mattress</b>	<b>£133.20</b>
d4	<b>None storage desk</b>	<b>£127.20</b>		<b>4ft full bed set</b>	<b>£350.40</b>
r0/2	<b>Open cask wardrobe with 2 drawers</b>	<b>£370.80</b>		<b>4ft Orthopedic mattress</b>	<b>£150.00</b>
r1	<b>Single wardrobe</b>	<b>£166.80</b>		<b>Double full bed set</b>	<b>£350.40</b>
r1/1	<b>Single wardrobe with 1 drawer</b>	<b>£206.40</b>		<b>Double Orthopedic mattress</b>	<b>£150.00</b>
r1/2	<b>Single wardrobe with 2 drawers</b>	<b>£246.00</b>		<b>Kingsize full bed set</b>	<b>£444.00</b>
r2/3	<b>Single wardrobe with 3 drawers</b>	<b>£285.60</b>		<b>Kingsize mattress only</b>	<b>£210.00</b>

**ALL PRICES INC. VAT**



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**[Info@landlordfurnitureco.co.uk](mailto:Info@landlordfurnitureco.co.uk)**



**0161 633 2651**



**[www.landlordfurnitureco.co.uk](http://www.landlordfurnitureco.co.uk)**

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Prices correct as of January 2022